

TOWN OF BELMONT

Community Preservation Committee

Paul Solomon (Chairman)
Anne Marie Mahoney (Vice Chairman)
Floyd Carman (Clerk)
Ex-officio:
Joseph DeStefano - Planning Board
Anthony Ferrante - Recreation Commission
Lisa Harrington - Historic District
Gloria Leipzig - Housing Authority
Andres T Rojas - Board of Parks Commissioners
Margaret Velie - Conservation Commission



19 Moore Street
P. O. Box 56
Belmont, MA 02478

April 14, 2014

Dear Town Meeting Member,

The enclosed information describes the 7 projects which Belmont's Community Preservation Committee (CPC) is recommending to Town Meeting for funding under the State's Community Preservation Act (CPA) in FY 2015.

Town Meeting has the final vote on funding these recommendations. According to CPA legislation, Town Meeting actions on recommendations are limited to the following:

- May approve, reduce or reject recommended amounts.
- May reserve all or part of amount recommended for specific project to applicable reserve.
- May not increase recommendations or initiate appropriations from fund monies.

This is the second year the CPC will make funding recommendations to Town Meeting, and we welcome questions and suggestions. Please contact fcarmen@belmont-ma.gov or mtrainor@belmont-ma.gov or call our hotline at (617) 993-2774.

We look forward to discussing these recommendations with you at Town Meeting.

Paul Solomon, Chair
Community Preservation Committee

Annual Town Meeting 2014

Community Preservation Committee

Summary of Recommended Community Preservation Act Funding for FY 2015

The Community Preservation Committee (CPC) is recommending seven projects to the 2014 Annual Town Meeting for funding. Described in the following pages, each of these projects was evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA). The projects have been presented at a public hearing held on October 10, 2013 and at a League of Women Voters meeting on April 28, 2014. Belmont will have approximately \$2.8 million in CPA funds available by the end of FY 2015. The cost of all projects proposed for FY 2015 is \$2,727,224.

Community Preservation Act

The CPA is a state statute which individual communities in the Commonwealth may choose to adopt; Belmont adopted the statute at the State election held November 2, 2010. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreation. To support expenditures in these areas, the state provides partial match of the funds raised by the community surcharges.

Belmont elected a 1.5% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of residential property values from the surcharge, and grant a total exemption from the surcharge to lower income residents. In 2014, the annual surcharge averaged \$138.04 per Belmont single family household.

The State match, originally 100%, has declined since 2006 as additional communities have adopted the statute and joined the funding pool, and as registry of deed fees which feed the State fund have suffered in a weak economy. The match is currently estimated at 23%. On average, Belmont generates approximately \$1.2 million of CPA funding annually.

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By statute, the CPC consists of nine members, of whom three are appointed by the Board of Selectmen as at-large members and six are appointed by the

following boards and commissions: Parks Commissions (the Board of Selectmen in Belmont), Conservation Commission, Historic District Commission, Housing Authority, Planning Board, and the Recreation Commission. Currently Paul Solomon serves as Chair of the CPC and Anne Marie Mahoney serves as Vice-Chair.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditure of CPA funds on those projects it approves each year. All funding decisions by the CPC were made within the framework of the Community Preservation Plan, which was approved by the CPC on August 14, 2013. The Community Preservation Plan will be updated annually after the CPC receives comments at a public hearing.

For further information about the CPC, visit the CPC's page at the Town's website: http://www.belmont-ma.gov/Public_Documents/BelmontMA_BComm/cpa .

Article 15(a)

Project:	JV Field Irrigation
CPA Project Category:	Recreation
CPA Funding Category:	Open Space/Recreation
Amount Requested:	\$8,700
Amount Recommended:	\$8,700
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	Jim Fitzgerald, Belmont Soccer Association

Project Description

This project proposes upgrading the irrigation system for the Town owned JV field located on Concord Ave opposite Cottage St.

Project Goals and Objectives

The goal is to upgrade the irrigation system so that sod can be used in place of grass for the JV Field. As the number of children who use the field has quadrupled since it was originally designed, it is no longer possible to plant grass and attain a solid root system prior to the beginning of the new season. By upgrading the irrigation system, Belmont Soccer Associate can use sod to improve the quality of the JV field.

Project Benefit

The project will benefit the thousands of children who use the field through Belmont High School Track, Lacrosse, and Soccer programs by providing a better, safer playing field for the players.

Funding Request

The funding request for this project is \$8,700, based upon estimates submitted to the CPC in November 2013.

Article 15(b)

Project:	Electrical Upgrade
CPA Project Category:	Community Housing
CPA Funding Category:	Community Housing
Amount Requested:	\$165,000
Amount Recommended:	\$165,000
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	Donna Hamilton, Belmont Housing Authority

Project Description

This project proposes adding additional circuits and upgrading the electrical panels at Belmont Village in order to decrease circuit overloads within the apartments. The interior electrical wiring has not been upgraded since it was installed in 1949.

Project Goals and Objectives

The goal is to reduce the risk of potential fire hazards that may be caused by older wiring and insufficient receptacles. The existing wiring is not rated for 90°C as required by modern light fixtures and does not include a separate ground wire. The insulation on wiring from the 1940's and 1950's becomes very brittle over time, leading to arc faults and fires.

Project Benefit

The project addresses some of the housing needs as defined in the 2010-2020 Belmont Comprehensive Plan, which specifically states that "many low and moderate income Belmont residents face serious housing cost burdens or other problems ." The proposed electric service upgrades will lengthen the useful life of the existing low-income housing and will enable the Belmont Housing Authority to continue to maintain and preserve the development for many more years.

Funding Request

The funding request for this project is \$165,000 based on estimates submitted to the CPC in November 2013.

Article 15(c)

Project:	Daniel Butler School Playground Project (Phase II)
CPA Project Category:	Recreation
CPA Funding Category:	Open Space/Recreation
Amount Requested:	\$66,524
Amount Recommended:	\$66,524
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	Kevin Sullivan, Daniel Butler School Playground Committee

Project Description

The project proposes complete the second phase of construction for the new Daniel Butler School Playground, which was shut down in the Fall of 2011.

Project Goals and Objectives

The goals for the project are as follows:

1. Increased lighting and signage
2. Increasing the number of trash receptacles
3. Stump edging around the perimeter
4. Re-painting of the basketball courts and hard top
5. An outdoor classroom
6. Work on the back field (including landscaping, hydro seeding, and improvements to the Nurse's Garden, and repairs to the backstop)

Project Benefit

The project will address the Town's needs as stated in the 2010-2020 Belmont Comprehensive Plan; specifically "to preserve and enhance existing active and passive recreation areas and ensure adequate maintenance" of existing facilities. It also addresses the need for better maintenance in both "passive and active, public and private recreation areas" (p. 36).

Funding Request

The funding request for this project is \$66,524 and is based upon estimates submitted to the CPC in November 2013.

Article 15(d)

Project:	Winn Brook Field Renovation
CPA Project Category:	Recreation
CPA Funding Category:	Open Space/Recreation
Amount Requested:	\$100,000
Amount Recommended:	\$100,000
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	Peter Thomson, Belmont Second Soccer

Project Description

This project proposes renovating the Town owned recreation fields at Winn Brook elementary school for the long term use by the residents of Belmont. The project will be implemented in two phases to ensure that there are some fields available for the community during the renovation project.

Project Goals and Objectives

The goal is to update the fields by implementing a drainage system to prevent damage due to rain storms and ensure fields are playable after heavy or prolonged rain, implementing an irrigation system to keep the fields appropriately watered during prolonged dry weather, and create additional playing space for use by the community by reconfiguring some under-utilized space at the existing field.

Project Benefit

As a small town with limited recreational space and limited room to add net new space, this project aligns with the Town need to keep existing space well maintained for long term use and will also create a new soccer field within the existing recreation area. The additional playing field addresses the increased user base and the improved quality of the fields will also help to ensure child safety.

Funding Request

The funding request for this project is \$100,000. Although the total estimated cost of the project is \$302,000, the remaining \$202,000 will be acquired through a combination of grants, loans, and donations.

Article 15(e)

Project:	First Time Homebuyer Assistance
CPA Project Category:	Community Housing
CPA Funding Category:	Community Housing
Amount Requested:	\$375,000
Amount Recommended:	\$375,000
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	Alisa Gardner-Todreas

Project Description

The project proposes establishing a First-Time Homebuyer Assistance Program, in order to make a small number of homes affordable to families or individuals just entering the housing market. This amount of funding is needed to start a program and justify the frontend effort and costs. The program is being modeled on ones implemented in other communities, adjusted for Belmont's particular market.

Project Goals and Objectives

The program will provide assistance to reduce the purchase prices, down-payments, and closing costs for three first-time homebuyers who are seeking to purchase a home (condo, townhouse, or single-family) in Belmont and whose annual income is at or below 80% of the area median income (AMI) as measured by the U.S Department of Housing and Urban Development (HUD). Buyers will be required to live in the property as their primary residence and must agree to a Deed Restriction on the property. All of them will be required to go through First -Time Homebuyer Counseling, obtain a conventional mortgage, and make a down payment. The program's overarching goal is to make existing homes count toward the mandated 10% affordable housing in every community in the Commonwealth. Belmont is currently at just 3.8%.

Project Benefit

Assisting first-time homebuyers preserves the essential character of the Town (our Town of Homes) as described in the Town's Comprehensive Plan : "Young adults and young families looking to buy a first home, or to rent an affordable one, do not have many options in Belmont." There will be a resident preference for those who live, work, or have children already in the Belmont schools. Assisting first-time homebuyers will benefit a currently under-served population, as it is difficult to afford a home in Belmont for those not already in the market and especially for new buyers with moderate incomes. And the program will provide a long-term contribution to the Town, through increasing Belmont's supply of affordable units and strengthening the core of moderate-income workers in town.

Funding Request

The funding request for this project is \$375,000 and is based upon estimates submitted to the CPC in November 2013. CPA funds will be used in conjunction with contributions from the Affordable Housing Trust Fund and HOME funds.

Article 15(f)

Project:	Belmont Community Moving Image Archive
CPA Project Category:	Historic Resources
CPA Funding Category:	Historic Resources
Amount Requested:	\$12,000
Amount Recommended:	\$12,000
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Jeffrey Hansell

Project Description

The Project proposes maintain a community archive that will preserve the unique history, culture, visions, and voices of Belmont through film and video.

Project Goals and Objectives

The goals of the project are:

- a. To preserve the video library of public meetings, community events, and other locally produced programming housed at Belmont Media Center; and by their preservation are made publicly accessible for research and viewing via an online "digital moving image archive".
- b. To preserve historically or culturally significant video media and films donated or made available to BMC by residents and organizations and made publicly accessible via the online archives.
- c. To further develop the structure, policies and operations, and funding to best maintain the archives as community resource.

Project Benefit

The project will preserve historic resources for the Town and will enable anyone to access the video history of Belmont. The archives will benefit historians, elected officials, civic activists, and students looking to research the history of the town in which they live.

Funding Request

The funding request for this project is \$12,000 and is based upon estimates submitted to the CPC in November 2013. Most of the budget for this project has been and will continue to be subsidized by BMC on an ongoing basis; but is also being supported by Work Opportunities intern program and interns from Simmons College. The CPA funds will be used to support the execution of the work plan from the MSRAB assessment and for purchase of dedicated video conversion equipment.

Article 16

Project:	Underwood Pool
CPA Project Category:	Recreation
CPA Funding Category:	Open Space/Recreation
Amount Requested:	\$2,000,000
Amount Recommended:	\$2,000,000
CPC Vote	5-0 (4 members absent from vote)
Sponsors:	David Kale, Town Administrator Peter Castanino, Director of the Department of Public Works

Project Description

This project proposes funding the construction of the final design for the new Underwood Park complex.

Project Goals and Objectives

The goal of the project is to replace the Underwood Pool, a Town asset that has been available for all Belmont residents to use for the past 100 years.*

Project Benefit

The project will help preserve and utilize current Town owned assets that would otherwise be threatened, and provides a long-term contribution to the Town. It would also allow the distinctive sense of community that the pool has nurtured since 1912 to continue in Belmont.

Funding Request

The funding request for this project is \$2,000,000 and is based upon estimates derived from the Underwood Park Plan and Design study. CPA funds will be used in conjunction with the \$2.9 million debt exclusion which passed with 61.74% of the votes at the Annual Town Election on April 1, 2014.

* More information regarding the Underwood Pool project can be found online at http://www.belmont-ma.gov/Public_Documents/Projects/underwood .